

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 8, 2021, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/84080322230?pwd=dW9jNmM3cGdvV1pxcWtOYUtZWwFQdz09>

Meeting ID: 840 8032 2230

Passcode: 807878

or

One tap mobile

+13462487799,,84080322230#,,,,*807878

or

Dial by your location

+1 346 248 7799

Meeting ID: 840 8032 2230

Passcode: 807878

MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:02 pm and Chairman Anderton noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: David Anderton, Kelly Yarbrough, Mark McLean, Bill Taverner, and Steve Meadows. Members Absent: Kyle Miller and Chad Hanson. Also, Present: Consultant – Jason Mundo of Mundo and Associates and Eva Greenup of the Lorena Chamber

2. Visitors Comments/Open Forum

No visitor comments.

3. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

4. Discussion and possible action on sponsorship of proposed downtown event.

The Board discussed and considered sponsorship of the Fourth of July Golf Cart Parade organized by Malisa Spivey. The sponsorship request was for \$150 for installation of the billboard and an additional \$150 for one-month rental of the billboard. Steve Meadows moved

to approve a sponsorship of the Fourth of July Golf Cart Parade billboard in the amount of \$300. The motion was amended to make the \$300 sponsorship contingent upon approval of the billboard artwork by the EDC and that the EDC logo is included on the billboard. Mark McLean seconded the amended motion. The motion was approved unanimously. Steve Meadows moved to amend the motion further to require that the funds be taken out of the downtown budget and the EDC is included as a sponsor on the billboard. Kelly Yarbrough seconded the motion. The motion was approved unanimously.

5. Discussion with Lorena Chamber representative on planning of a Downtown Revitalization Project.

Eva Greenup updated the Board that the Chamber had a successful Saturday in the Park event at McBrayer Park the previous weekend with many vendors and over 400 attendees. Eva noted that the Chamber was looking forward to planning more events.

6. Discussion and possible action to approve the following:

EDC Meeting Minutes – April 13, 2021

The Board reviewed the April 13, 2021 meeting minutes. Mark McLean moved to approve the April 13 meeting minutes. Bill Taverner seconded the motion. The motion was unanimously approved.

7. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – April and May 2021.

Treasurer Mark McLean presented the financial reports and bill payments for April 2021 which were then discussed by the Board. Steve Meadows moved to approve the April 2021 financial reports and bill payments. Bill Taverner seconded the motion. The motion was unanimously approved.

8. Discussion and possible action on registration for attendance at Retail Live, September 2, Austin Texas for the marketing of Lorena's developable commercial properties to regional and national retailers.

Consultant Mundo discussed the upcoming trade show September 2 in Austin, Texas to market Lorena's developable sites to national retailers looking to expand in Texas. Kelly

Yarbrough moved to approve the expenditure of \$317 to register Jason Mundo to attend the Retail Live Trade Show in Austin to market Lorena's developable properties to national retailers looking to expand in Texas. Mark McLean seconded the motion. The motion was approved unanimously.

9. Discussion and possible action on registration for exhibit booth space at NTCAR commercial realty expo, September 2, Dallas Texas for the marketing of Lorena's developable commercial properties to commercial realtors, brokers, and developers.

Consultant Mundo discussed this important tradeshow with the Board. Mark McLean moved to expend \$995 for exhibit space plus electricity for the Lorena EDC to market Lorena's developable properties to commercial realtors, brokers, and developers in Texas. Steve Meadows seconded the motion. The motion was approved unanimously.

10. Update on marketing and development in Lorena and Lorena TIRZ #1 East

Consultant Mundo updated to Board on development including the ongoing construction of the Arches residential development on Rosenthal in the TIRZ and the potential Travel Center in the TIRZ.

11: Executive Session: ***The Board entered closed Executive Session at 7:02 pm.***

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

- (1) Regarding possible development of the Braswell Property located between Barnes Rd and Birdie Ln at Old Temple Rd.

12. Reconvene to Open Session: Discussion and possible action resulting from the Executive Session.

The Board reconvened into Open Session at 7:09 pm. No action was taken.

13. Update on parkland acquisition

Consultant Mundo updated the Board that Chad Hanson informed him the Lorena United Methodist Church is still awaiting approval of the sale of the property to the EDC for parkland.

14. Update on Lorena Gateway Monument Project

The Board discussed the project and it was noted that the next step is for City Council to approve the Resolution to construct the Gateway Monument on TxDOT Right-Of-Way, a resolution that TxDOT requires.

15. Update on Lorena Historic Trail grant application

Mr. Mundo informed the Board that the Lorena Historic Trail grant application unfortunately was not approved by the Texas Parks and Wildlife Department. Mr. Mundo said he would follow up with TPWD to see how the Board can improve their application when the next application round opens.

16. Update on Legislative Session

Consultant Mundo noted that the Legislative Session had ended without bills with negative impact to the Lorena EDC passing. However, he noted that Governor Abbott was calling for a Special Session in July to pass additional legislation.

17. Update on Budget for upcoming fiscal year 2021 - 2022

Consultant Mundo noted that the Board would begin discussing the Budget next month.

18. Adjournment

The meeting was adjourned at 7:27 pm.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly

***Lorena Economic Development Corporation
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identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

David Anderton,
Board Chairman

Date

Kyle Miller,
Board Secretary

Date